

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JANUARY 28, 2021
VIRTUAL HEARING**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair McCullough at 1:02 PM

Chairperson David McCullough	Present
Vice-Chairperson Tim Hutter	Absent
2 nd Vice-Chairperson Courtney Ann Coyle	Present – <i>left at 4:30pm</i>
Boardmember Andrew Bowen	Present
Boardmember Diana Cordileone	Present – <i>arrived at 1:05pm</i>
Boardmember Amy Harleman	Present
Boardmember Todd Pitman	Present
Boardmember Cindy Stankowski	Present
Boardmember Mathew Winter	Absent
Boardmember Ann Woods	Present

Staff to the Board in Attendance

Sheila Santos, Board Secretary
Anna McPherson, Program Manager
Kelley Stanco, Development Project Manager
Suzanne Segur, Senior Planner, Board Liaison
Emma Haggerty, Senior Planner
Gemma Tierney, Associate Planner
Megan Bacik, Junior Planner
Lea Kolesky, Junior Planner

Legal Counsel in Attendance:

Lindsey Sebastian, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR November 19, 2020 and December 4, 2020

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO APPROVE THE MINUTES FOR NOVEMBER 19, 2020 AND DECEMBER 4, 2020 AS WRITTEN.

Seconded by Boardmember Woods

Vote: 8-0-0

Motion Passes

ITEM 2 – NON-AGENDA PUBLIC COMMENT

Charles Kaminski discussed the recommendation of the Board at the December meeting regarding a proposed project located at HRB #525, the DeWitt C. Mitchell Memorial American Legion, Post 201 and the findings and mitigation measures associated with the project. Additionally, he proposed that

a member of the Board should attend historic designation appeal hearings and hearings regarding historically designated projects in order to defend the Board's decisions.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **GENERAL INFORMATION**

- Correspondence from Save Our Heritage Organisation for items 8, 9 and 10
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmember Pitman has a conflict of interest for Item 10 – 1122 Fourth Avenue Site Development Permit (HRB #291 – California Theatre) and Item 11 – 3752 Park Boulevard and will recuse himself from any discussion and vote.

Boardmember McCullough has a conflict for Item 9 – 741 11th Avenue and will recuse himself from any discussion and vote.

- **EX PARTE COMMUNICATIONS**

None.

- **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None.

C. STAFF REPORT

- **HISTORICAL RESOURCES SECTION, DSD**

Anna McPherson, Program Manager

I would like to reintroduce Lea Kolesky, a new Junior Planner in the Historical Resources section. You may remember her as she assisted staff during over a year long tenure as a management intern. Born and raised in southeast Florida, Lea moved to San Diego to attend the University of California in 2017. She graduated *summa cum laude* with a Bachelor of Arts in History in 2019 and wrote her senior honors thesis on the relationship between the 1915-1917 Panama-California Exposition and city-making practices in early 20th century - San Diego. As an intern she

assisted staff with project submittals, historic designation nominations, and Mills Act implementation. After completing her internship, she gained valuable experience working as an architectural historian for ICF. As a Junior Planner, she has already prepared her first nomination for a Historical Resources Board designation, and she has been busy helping Emma with Mills Act submittals. Please join me in welcoming Lea to the Historical Resources Board team.

I am also happy to announce that at next month's meeting, I will also be introducing a new staff member.

- **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

Kelley Stanco, Development Project Manager

None.

D. SUBCOMMITTEE REPORT OUT

- **POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Report out by Suzanne Segur

More information regarding the Policy and Archaeological and Tribal Cultural Resources Subcommittees can be found on the Development Services website.

- **DESIGN ASSISTANCE**

Report out by Suzanne Segur

A meeting of the Design Assistance Subcommittee was held on Wednesday January 6th. Boardmembers and the public discussed the proposed installation of a temporary observation wheel in Balboa Park and the alternatives to study for a Site Development Permit at HRB #127-002, the Whitney Building in the Gaslamp Quarter Historic District. The next regularly scheduled meeting will be held Wednesday, February 3, 2021, at 4:00pm.

E. REQUESTS FOR CONTINUANCES

None.

ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

ITEM 12 – JULIA GOODELL HOUSE *located at 7112 Monte Vista Avenue*

ITEM 13 – DORRIT AND ALBERT WRIGHT HOUSE *located at 8445 Avenida de las Ondas*

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 12 AND 13 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Pitman

Vote: 8-0-0

Motion Passes

ACTION ITEM(S)

ITEM 5 – STANDARDIZED REPORT OF THE CITY BOARDS AND COMMISSIONS 2020

Applicant: City of San Diego, Development Services and Planning Departments

Location: City-wide

Description: Consider the Draft Standardized Report for transmittal to the Office of Board and Commissions.

Today's Action: Review, comment and approve the Standardized Report.

Staff Recommendation: Direct staff to forward the Standardized Report of City Boards and Commissions to the Office of Boards and Commissions, or revise the Standardized Report and forward as appropriate.

Report Number: HRB-21-001

Staff Report by Tim Daly

Testimony Received:

In Favor: Charles Kaminski

In Opposition: Sarai Johnson

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO MOVE ITEM 5 – STANDARDIZED REPORT OF THE CITY BOARDS AND COMMISSIONS 2020 BE MOVED TO THE POLICY SUBCOMMITTEE FOR DISCUSSION TO INCLUDE THE TWO ITEMS FROM CHARLES KAMINSKI'S PUBLIC TESTIMONY: 1) HOW THE BOARD AND DIVERSE COMMUNITIES ENGAGE WITH ONE ANOTHER ON THE BENEFITS OF OUR PROGRAM AND 2) ADDITIONAL EDUCATION REGARDING THE RANGE OF POTENTIAL MITIGATION MEASURES RELATED TO SITE DEVELOPMENT PERMITS; COMMENTS FROM SARAI JOHNSON'S PUBLIC TESTIMONY; CORRECTION OF SPELLING ERRORS; AND THE ADDITION OF THE KEY FOR THE ASTERISKS TO RETURN TO THE HISTORICAL RESOURCES BOARD AT ITS APRIL MEETING.

Seconded by Boardmember Pitman

Vote: 8-0-0

Motion Passes

ITEM 6 – 1025 COAST BOULEVARD

Applicant: Pantai La Jolla LLC represented by Nexus Planning and Research

Location: 1025 Coast Boulevard, 92037, La Jolla Community, Council District 1 (**1227 6-E**)

Description: Consider the designation of the property located at 1025 Coast Boulevard as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 1025 Coast Boulevard under any adopted HRB Criteria.

Report Number: HRB-21-002

Staff Report by Gemma Tierney

Testimony Received:

In Favor: Scott Moomjian, Kelsey Kaline

In Opposition: None

BOARD ACTION:

MOTION BY CHAIR MCCULLOUGH TO NOT DESIGNATE ITEM PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Pitman

Vote: 7-1-0
(Coyle)

Motion Passes

ITEM 7 – 1021 COAST BOULEVARD

Applicant: Pantai La Jolla LLC represented by Nexus Planning and Research

Location: 1021 Coast Boulevard, 92037, La Jolla Community, Council District 1 (**1227 6-E**)

Description: Consider the designation of the property located at 1021 Coast Boulevard as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 1021 Coast Boulevard under any adopted HRB Criteria.

Report Number: HRB-21-003

Staff Report by Gemma Tierney

Testimony Received:

In Favor: Scott Moomjian, Kelsey Kaline

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO NOT DESIGNATE ITEM PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Cordileone

Vote: 7-1-0
(Coyle)

Motion Passes

ITEM 8 - DR. ROY AND HERMA LEDFORD/CHARLES SALYERS BUILDING

Applicant: Dakota Fitch and Olga Doykhen represented by Scott Moomjian

Owner: Michael Rush LLC

Location: 2851-2881 4th Avenue, 92103, Uptown Community, Council District 3 (**1269 7-A**)

Description: Consider the designation of the property located at 2851-2881 4th Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Dr. Roy and Herma Ledford/Charles Salyers building located at 2851-2881 4th Avenue as a historical resource with a period of significance of 1936 under HRB Criterion D. The designation excludes the 952-square foot rear addition constructed in 1962.

Report Number: HRB-21-004

Staff Report by Gemma Tierney

Testimony Received:

In Favor: Amie Hayes

In Opposition: Scott Moomjian, Michael Lerner

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 8 – DR. ROY AND HERMA LEDFORD/CHARLES SALYERS BUILDING PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Coyle

Vote: 8-0-0

Motion Passes

BOARD ACTION:

MOTION BOARDMEMBER PITMAN TO DESIGNATE THE DR. ROY AND HERMA LEDFORD/CHARLES SALYERS BUILDING UNDER CRITERION C AS A GREAT AND RARE EXAMPLE OF THE STREAMLINE MODERNE STYLE WITH A PERIOD OF SIGNIFICANCE OF 1936-1949. THE PROPERTY RETAINS ITS INTEGRITY AND CHARACTER-DEFINING FEATURES INCLUDING A FLAT ROOF, ASYMMETRICAL FAÇADE, HORIZONTAL MASSING, "SPEEDLINES," CURVED BUILDING CORNERS AND PORCH OVERHANG WITH COPING, AND STEEL SASH AND CORNER WINDOWS. THE DESIGNATION EXCLUDES THE 1961 ADDITION ON THE REAR.

Seconded by Boardmember Woods

Vote: 7-1-0

(Harleman)

Motion Passes

ITEM 9 – 741 11TH AVENUE

Applicant: Liberty National Corporation represented by Scott Moomjian

Owner: Eleventh Ave LP

Location: 741 11th Avenue, 92101, Downtown Community, Council District 3 (**1289 3-B**)

Description: Consider the designation of the property located at 741 11th Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 741 11th Avenue under any adopted HRB Criteria.

Report Number: HRB-21-005

Staff Report by Suzanne Segur

Testimony Received:

In Favor: Scott Moomjian

In Opposition: Bruce Coons, Amie Hayes

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO DESIGNATE ITEM 9 – THE FRANK AND ROSA WOODFORD HOUSE LOCATED AT 741 11TH AVENUE BE DESIGNATED UNDER CRITERION C WITH A PERIOD OF SIGNIFICANCE OF 1887 TO 1906 AS A VALUABLE AND RARE EXAMPLE OF THE ITALIANATE STYLE. SPECIFICALLY, IT HAS A TWO-STORY RECTANGULAR FORM, WOOD CLAPBOARD SIDING, LOW PITCH HIP ROOF WITH A MODERATE EAVE OVERHANG AND DECORATIVE BRACKETS, AND TALL NARROW SINGLE AND PAIRED WOOD SASH WINDOWS WITH PERIOD TRIM.

Seconded by Boardmember Pitman

Vote: 7-0-1

(McCullough)

Motion Passes

ITEM 10 – 1122 04TH AVENUE SITE DEVELOPMENT PERMIT (HRB #291 – CALIFORNIA THEATRE)

Owner/Applicant: Caydon San Diego Property LLC

Location: 1122 04th Avenue, 92101, Downtown Community, Council District 3 (**1289 3-A**)

Description: Review and make recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to the designated historical resources.

Staff Recommendation: Recommend to the Planning Commission approval of the findings and mitigation

measures associated with the SDP related to the designated historical resource located at 1122 Fourth Avenue (HRB Site No. 291, California Theatre) as presented.

Report Number: HRB-21-007

Staff Report by James Alexander

Testimony Received:

In Favor: David Marshall, Khaled Noun, Jeffrey Forrest, Inga Lintvedt, Alex Kacur, Elizabeth Doalson, Claudia Escala, Bruce Coons

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO RECOMMEND TO THE PLANNING COMMISSION ADOPTION OF THE PERMIT FINDINGS AND MITIGATION MEASURES ASSOCIATED WITH THE SITE DEVELOPMENT PERMIT PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Cordileone

Vote: 6-0-1

Motion Passes

(Pitman)

ITEM 11 – 3752 PARK BOULEVARD

Applicant: JMAN at the Mr Rob LP represented by Heritage Architecture and Planning

Location: 3752 Park Boulevard, 92103, Uptown Community, Council District 3 (**1269 6-C**)

Description: Consider the designation of the property located at 3752 Park Boulevard as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 3752 Park Boulevard under any adopted HRB Criteria.

Report Number: HRB-21-008

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO CONTINUE THE ITEM TO THE FEBRUARY 25, 2021 AGENDA.

Seconded by Boardmember Harleman

Vote: 6-0-1

Motion Passes

(Pitman)

ITEM 12 – JULIA GOODELL HOUSE

Applicant: David N Rinehart Intervivos Trust represented by Seonaid McArthur

Location: 7112 Monte Vista Avenue, 92037, La Jolla Community, Council District 1 (**1247 1-E**)

Description: Consider the designation of the property located at 7112 Monte Vista Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Julia Goodell House located at 7112 Monte Vista Avenue as a historical resource with a period of significance of 1924 under HRB Criterion C. The designation excludes the 300 square foot "L" shaped addition on the southwest elevation completed outside the period of significance.

Report Number: HRB-21-009

ITEM PASSED ON CONSENT

ITEM 13 – DORRIT AND ALBERT WRIGHT HOUSE

Applicant: Smit and Irene Patel Revocable Trust represented by Urbana Preservation and Planning, LLC

Location: 8445 Avenida de las Ondas, 92037, La Jolla Community, Council District 1 (**1227 4-H**)

Description: Consider the designation of the property located at 8445 Avenida de las Ondas as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Dorrit and Albert Wright House located at 8445 Avenida de las Ondas as a historical resource with a period of significance of 1955 under HRB Criterion C. The designation excludes the northeast addition, the southeast addition, the added parapet and Japanese inspired gate above and to the right of the garage which were constructed outside the period of significance.

Report Number: HRB-21-010

ITEM PASSED ON CONSENT

REMINDER:

NEXT BOARD MEETING DATE: Thursday, February 25, 2021

LOCATION: Virtual Hearing

MEETING ADJOURNED AT 4:38 PM